



NOTICE OF DECISION

Applicant: Thomas Mullins
Issaquah School District No. 411
5150 220th Ave SE
Issaquah, WA 98029

Owner: Issaquah School District No. 411
5150 220th Ave SE
Issaquah, WA 98029

Subject: Middle School No. 6 Short Plat

Permit No.: SP20-00001 / PRJ18-00020

Decision Date: December 18, 2020

Request: Approval for a short plat to subdivide the Middle School No. 6 site into Lot A and Tract B to create a separate and distinct tract for open space, the community trail, and easements.

Location: Parcel No. 8562730170

Zoning: Community Facilities – Facilities

Decision: The Community Planning and Development Department (CPD) conditionally approves the Short Plat, subject to the following conditions:

1. The legal description for the Water Easement shall be corrected, per the City's engineer's comments, prior to submittal of the final mylars.
2. An updated Title Report shall be submitted within 10 days of issuance of the Notice of Decision.
3. The lot line adjustment file number, SP20-00001, shall be placed on mylar sheets.
4. Final mylar drawings of the short plat shall be provided to the (CPD) for signature. All revisions required by the approval shall be incorporated into the mylar drawings. The mylars shall be signed and notarized by the property owners prior to submitting to the City.

5. One electronic version of the Short Plat drawings (CAD file) shall be provided to the City.
6. The Short Plat mylars shall be recorded with the King County Department of Records and Elections with all necessary signatures on the mylars.
7. Two (2) full sized conformed copies, a scanned copy of the recorded document, and CAD files of the approved drawings shall be provided to CPD within ten (10) days of recording with King County.
8. All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.
9. This approval expires three years from the Decision Date or as otherwise provided by IMC 18.04.220.

Appeal: While City offices are closed due to the Governor's Stay Home Stay Safe order, any person aggrieved by this determination may appeal by filing a Notice of Appeal no later than 5 p.m. on Dec. 31, 2020 and paying a \$750 filing fee. Appeals may be filed electronically by emailing the same to CPDSupportServices@issaquahwa.gov. A hard copy of the Notice of Appeal and a check for the filing fee must be deposited in the mail addressed to City of Issaquah Permit Center, Attention Candy Baer, PO Box 1307, Issaquah, WA 98027 and post-marked no later than Dec. 31, 2020 in order for the appeal to be valid. The appeal must also be determined to be complete. This includes paying all fees and a letter clearly stating the grounds for appeal. The packet of information and fees are available here: <http://issaquahwa.gov/index.aspx?nid=1036> and select Appeals as the type of packet.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact Lucy Sloman at lucys@issaquahwa.gov or (425) 837-3433.

REASONS FOR DECISION:

1. Issaquah Municipal Code (IMC) 18.04.400 of the Land Use Code authorizes the Community Planning and Development Department to review Short Plat applications through a Level 2 Review process (administrative review and approval). The Level 2 Review requires public notice to property owners within 300 feet of the site and a decision by the Community Planning and Development Department. This proposal is included in the Middle School No. 6 project reviewed and noticed under SPD19-0002. The Notice of Application (NOA) was sent to surrounding property owners on December 3, 2020. A 14-day public comment period was provided ending on December 17, 2020.
2. The proposal is consistent with IMC 18.13.350, Application.

A. Create legal building sites with respect to zoning and health regulations.

Response:

1. Lot A will contain the school, parking lot, sports fields, circulation facilities, and all other school-related spaces. Lot A meets Floor Area Ratio (FAR) minimums required by IMC 18.07.480.E. Tract B will contain a maintenance easement for adjacent retaining walls on Lot A and will be otherwise reserved only for open space and community trail use. Tract B is excluded from FAR minimums.
2. The development standards for the CF-F zone are determined by the most restrictive contiguous zoning (IMC 18.07.360). In this case, the most restrictive zoning is the adjacent Urban Village Multi Family zoning (UV-MF) under the Talus Replacement Regulations. There is no minimum lot size in this zone IMC 18.19C.130.D.
3. As described in detail in Section V. Development Standards and Regulations of the SDP19-00002 Staff Report, dated January 8, 2020, the proposed Middle School No. 6 on Lot A and the trail and open space connections complies with land use and zoning requirements.

B. Establish access to a public road for each segregated parcel.

Response: Complies. Lot A has access to public roads and as an open space tract. Tract B does not require road access; however, it touches right of way at both its east and west ends allowing access if it was needed in the future.

C. Contain suitable physical characteristics.

Response: The subject parcel contains significant slopes. However, past grading activities and a series of proposed retaining walls will create a suitable site for Middle School No. 6 on Lot A. Tract B is also significantly sloped, but with permitted grading, it is suitable for containing a trail with stairs and open space.

D. Consider adjacent municipal and King County subdivision standards.

Response: The proposed short plat is entirely within the municipal boundaries of the City of Issaquah and does not abut any adjacent municipality or King County land.

E. Provide for adequate drainage ways, streets, alleys, other public ways, water supplies and sanitary wastes, as deemed necessary.

Response: See No. 7 below.

3. State Environmental Policy Act (SEPA). Short plats are exempt from the requirements of SEPA, pursuant to WAC 197-11-800(6)(d).
4. The proposal was reviewed for Transportation Concurrency as part of the previous land use and construction permits associated with PRJ18-00020. Transportation mitigation fees were collected.
5. Tree Retention requirements per IMC 18.12.1385 and Minimum Tree Density

requirements per IMC18.12.1370 are required for subdivisions, including short plats. Tree retention requirements were addressed with land use and construction permits associated with PRJ18-00020.

6. The Short Plat met the requirements of IMC 18.13.380 “Design Standards”:

- A. *Lands which the Planning Director/Manager has found to be unsuitable due to flood, inundation, or swamp conditions likely to be harmful to the safety, welfare and general health of the future residents, and the Planning Director/Manager considers inappropriate for development, shall not be subdivided unless adequate means of control have been formulated by the applicant and approved by the Public Works Director.*

Response: Lot A is suitable for the proposed development of Middle School No. 6, for which SDP19-0002 was approved. Tract B contains a steep slope, but is suitable for its use as an open space tract with a community trail, assuming critical areas protection requirements can be met.

- B. *The applicant shall furnish a soil test if required by the Public Works Director. The Public Works Director shall determine whether control measures are warranted. The applicant shall be responsible for the design, installation and expense of any device or corrective measures subject to the approval of the Public Works Director.*

Response: Soils tests were not required.

- C. *All lots shall abut upon or have adequate access, by easement or private road, to a dedicated or deeded public right-of-way. In the event that an existing abutting public right-of-way does not meet the minimum width standards, additional right-of-way may be required prior to approval of a short plat.*

Response: Lot A has direct access to Falcon Way and Talus Drive. Both these rights of way meet minimum width standards. Tract B touches right of way at both east and west ends, but no vehicular access is provided.

- D. *The minimum land area for each lot shall be no less than the minimum allowed by this Code (District Standards Table, IMC [18.07.360](#)) for the specific zone in which the proposed short plat is planned to be located, plus any additional area to be used for access easement and/or private roadway.*

Response: There is no minimum lot size for the Community Facilities – Facilities zone.

7. The City has determined that appropriate provisions are available or have been made for public health, safety, and general welfare. IMC 18.13.390 “Required Improvements” states that the Planning Director/Manager shall determine that the following improvements are available for each parcel created by the division of land:

- A. *Adequate water supply when necessary;*
 B. *Adequate method of sewage disposal;*

- C. *Provision for appropriate deed, dedications and easements;*
- D. *Storm drainage improvements and storm sewers when necessary;*
- E. *Fire hydrants when necessary;*
- F. *Street and alley paving, and concrete curbs, gutters and sidewalks when necessary;*
- G. *Street lights when necessary;*
- H. *Adequate provisions for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.*

Response: Lot A is concurrently being developed as Middle School No. 6, which has been designed to comply with all City standards including those listed above. Tract B will be used as an open space tract and community trail location and will also be designed and developed according to all City standards. The proposal includes easements to accommodate City water lines, traffic signal equipment, and maintenance of retaining walls. The City has identified an error in the legal description of the water easement. As a condition of approval, the applicant must correct the error and resubmit a correct legal description.

- 8. The application was routed to City Departments for review and comment. Those comments are incorporated into this Notice of Decision, as appropriate.



December 18, 2020

Katie F. Cote, AICP
Planning Consultant

Date

Exhibits:

- 1. Application, received on June 10, 2020
- 2. Vicinity Map
- 3. Short Plat (4 sheets), received on Nov 4, 2020

Distribution:

Andrea Snyder, Acting CPD Director (via email)
Michelle Wright, CPD Engineer (via email)
Tom Mullins, Issaquah School District (via email)

Land Use Application #814800 - Issaquah School District Short Plat

Project Contact

Company Name: Issaquah School District
No. 411

Name: Thomas Mullins

Email: MullinsT@issaquah.wednet.edu

Address: 5150 220th Ave SE
Issaquah WA 98029

Phone #: 4258642059

Project Type

Any Project Type

Activity Type

Land Division

Scope of Work

Short Plat

Project Name: Issaquah School District Short Plat

Description of Work: Two lot short plat.

Project Details

Project Information

Use (s) - proposed

Two lot short plat and construction of a middle school

Use - existing

Vacant

Critical Area Information

Landslide hazard area

Steep Slope

Clearing and Grading Information

Square feet of new impervious surface

308,840

Square feet of replaced impervious surface

89,298

Square feet of total impervious surface

308,840

Quantity and Size Specifications

Number of proposed lots

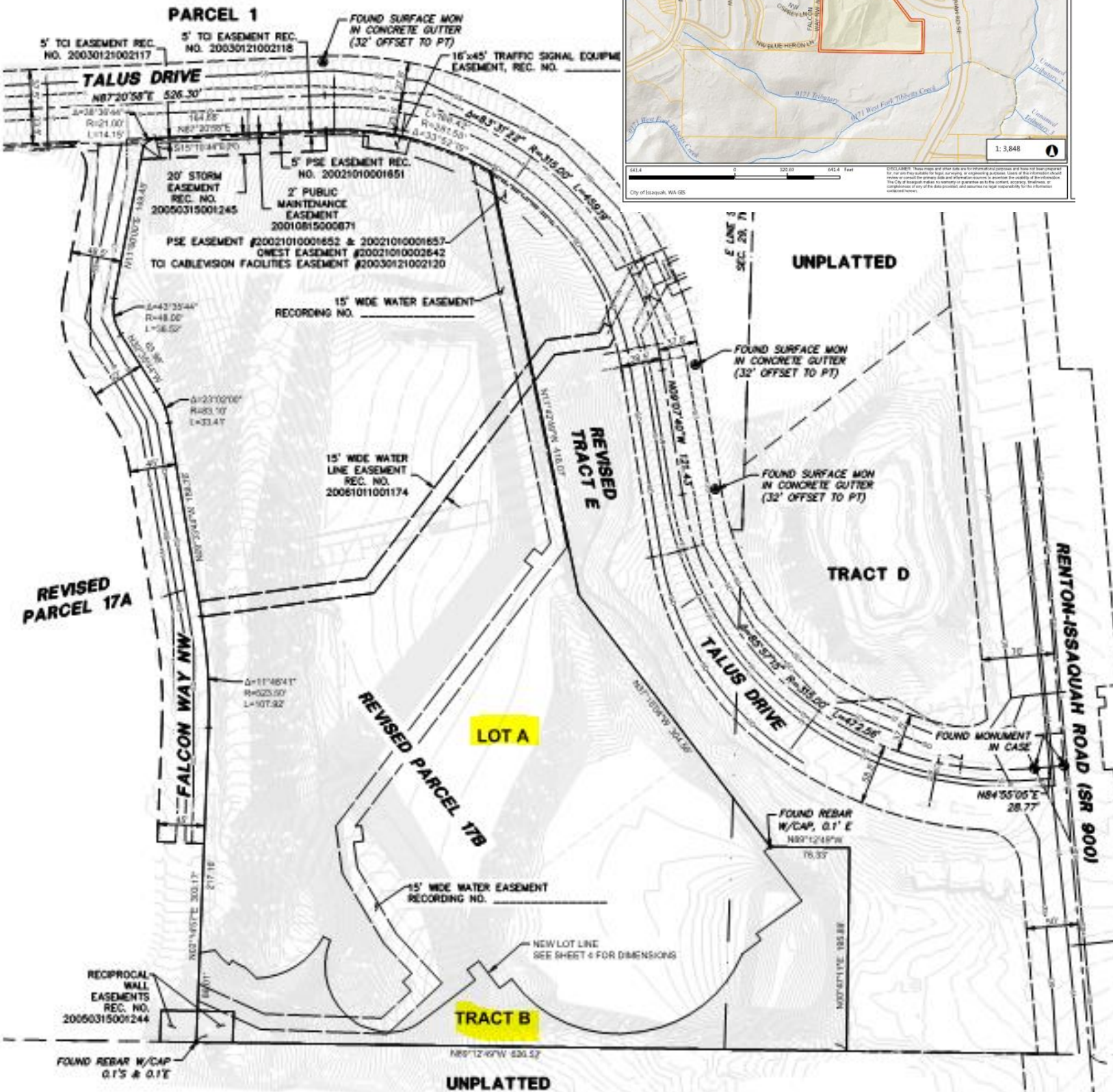
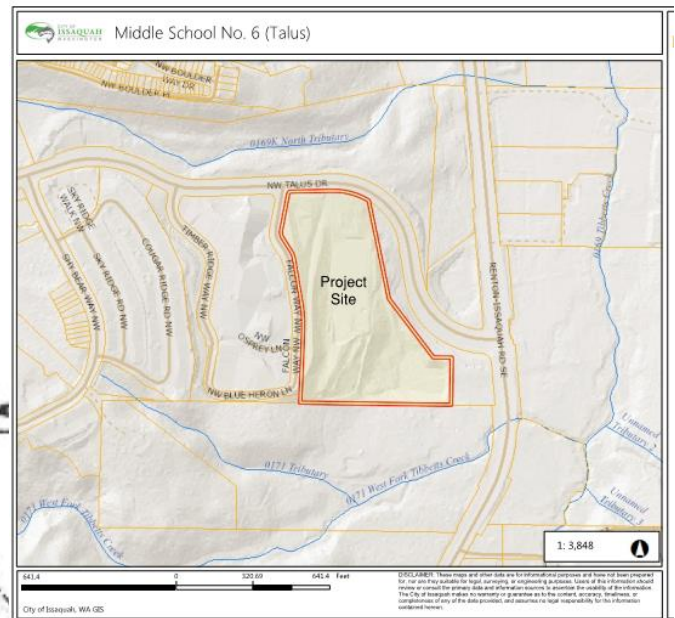
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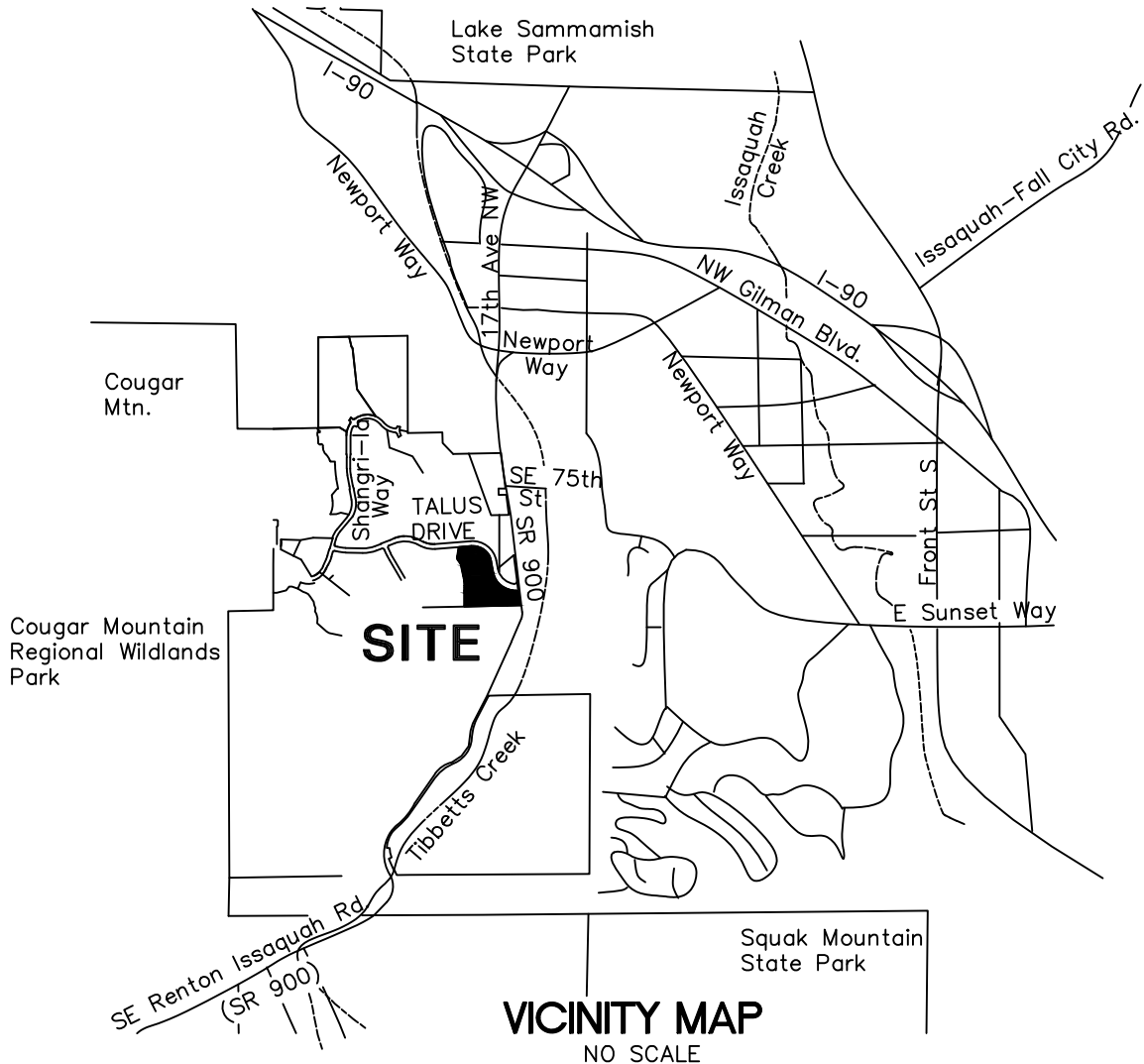


Property size in square feet

350483

Attachment 2: Vicinity Map

The proposed short plat would create Lot A to contain the Middle School Campus and Tract B, an open space tract that will contain the community trail, vegetated hillside, and easements for water, walls, and wall maintenance.



<div></div> <div>SHORT PLAT NO: <u>SP 20-0000x</u></div>	APPROVALS CITY OF ISSAQUAH		DEPARTMENT OF ASSESSMENTS EXAMINED AND APPROVED THIS ____ DAY OF _____, 20__		RECORDING NO.	VOL./PG.					
	DSD PLANNER	DATE	DSD ENGINEER	DATE	ASSESSOR		PORTION OF THE SE AND SW 1/4'S OF THE SE 1/4 OF SEC. 29, TWP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON.				
	LAND DEVELOPMENT MANAGER/DSD		DATE		DEPUTY ASSESSOR ACCOUNT NUMBER <u>8562730170</u>						
<div>DECLARATION AND DEDICATION</div> <div>KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.</div> <div>OWNER: ISSAQUAH SCHOOL DISTRICT</div> <div>BY: _____</div> <div>NAME: _____</div> <div>ITS: _____</div> <div>ACKNOWLEDGMENT</div> <div>STATE OF _____ } COUNTY OF _____ } SS</div> <div>I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF ISSAQUAH SCHOOL DISTRICT, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.</div> <div>DATED _____</div> <div>SIGNATURE OF NOTARY PUBLIC _____</div> <div>TITLE _____</div> <div>MY APPOINTMENT EXPIRES _____</div>	<div>OWNER ISSAQUAH SCHOOL DISTRICT NO. 411 565 NW HOLLY STREET ISSAQUAH, WASHINGTON 98027</div> <div>LEGAL DESCRIPTION FOR EXISTING LOT</div> <div>REVISED PARCEL 17B, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON.</div> <div>SAID BOUNDARY LINE ADJUSTMENT BEING A SUBDIVISION OF PARCELS 17-A, 17-B, 17-C AND 17-D, AND TRACT E, TALUS DIV. A, A MASTER PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50, IN KING COUNTY, WASHINGTON, AND OF LOT 1 AND TRACT X OF CITY OF ISSAQUAH SHORT PLAT NUMBER SP04-001EV, RECORDED UNDER RECORDING NUMBER 20040519900001.</div> <div>SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.</div> <div>TITLE NOTES CORRESPONDING TO SCHEDULE B SPECIAL EXCEPTIONS</div> <div>ITEMS 1, 2 AND 16 PERTAIN TO REAL PROPERTY TAXES, SEWAGE TREATMENT CAPACITY CHARGES AND UNRECORDED LEASEHOLDS AND ARE NOT REPORTED HEREIN.</div> <div>3. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS GRANTED TO PUGET SOUND ENERGY FOR UTILITY SYSTEMS OVER A NORTHERLY PORTION OF THE PREMISES, AS DISCLOSED BY DOCUMENTS RECORDED UNDER RECORDING NOS. 20021010001651, 20021010001652 AND 20021010001657, RECORDS OF KING COUNTY, WASHINGTON.</div> <div>4. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS GRANTED TO QWEST FOR TELECOMMUNICATION SYSTEMS OVER A PORTION OF THE PREMISES, AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NO. 20021010002642, RECORDS OF KING COUNTY, WASHINGTON.</div> <div>5. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS GRANTED TO TCI CABLEVISION OF WASHINGTON, INC FOR COMMUNICATIONS, BROADBAND, CABLE TELEVISION OR SIMILAR FACILITIES OVER A NORTHERLY PORTION OF THE PREMISES, AS DISCLOSED BY DOCUMENTS RECORDED UNDER RECORDING NOS. 20030121002117, 20030121002118 AND 20030121002120, RECORDS OF KING COUNTY, WASHINGTON. (OVER TRACT 17-B OF TALUS DIV. 'A' MASTER PLAT)</div> <div>6. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR RETAINING WALLS AND SLOPES OVER THE WESTERLY 35 FEET OF THE SOUTHERLY 30 FEET OF THE PREMISES, AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NO. 20050315001244, RECORDS OF KING COUNTY, WASHINGTON.</div> <div>7. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS GRANTED TO CITY OF ISSAQUAH FOR WATER LINE OVER A STRIP OF LAND 15 FEET IN WIDTH, AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NO. 20061011001174, RECORDS OF KING COUNTY, WASHINGTON.</div> <div>8. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS OR OTHER MATTERS AS SET FORTH ON THE PLAT OF TALUS DIVISION 'A' MASTER PLAT, AS RECORDED IN VOLUME 201 OF PLATS AT PAGES 38-50 UNDER RECORDING NO. 20010815000871, RECORDS OF KING COUNTY, WASHINGTON.</div> <div>9. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS OR OTHER MATTERS AS SET FORTH ON BOUNDARY LINE ADJUSTMENT NO. BLA03-004EV, RECORDED UNDER RECORDING NO. 20040526900004, RECORDS OF KING COUNTY, WASHINGTON.</div> <div>10. THIS PROPERTY IS SUBJECT TO COVENANT TO BEAR PART OF ALL OF THE COST OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY (TRACT E), AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NO. 20070705000947.</div> <div>11. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, LIABILITY FOR ASSESSMENTS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DOCUMENT RECORDED UNDER RECORDING NO. 20010913001303, RECORDS OF KING COUNTY, WASHINGTON. MODIFICATIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECORDING NOS. 20031223001553 AND 20050315001241. ASSIGNMENT OF DECLARANT RIGHTS RECORDED UNDER RECORDING NO. 20070710000992.</div> <div>12. THIS PROPERTY IS SUBJECT TO DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NO. 20010913001304. MODIFICATIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECORDING NOS. 20031223001555, 20040416001050, 20050315001242 AND 20070628001263. ASSIGNMENT OF DECLARANT RIGHTS RECORDED UNDER RECORDING NO. 20070710000991.</div> <div>13. THIS PROPERTY IS SUBJECT TO HEIGHT RESTRICTION COVENANT, AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NO. 20050315001246, RECORDS OF KING COUNTY, WASHINGTON.</div> <div>14. THIS PROPERTY IS SUBJECT TO PROPERTY RESTRICTION COVENANT, AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NO. 20050315001247, RECORDS OF KING COUNTY, WASHINGTON.</div> <div>15. THIS PROPERTY IS SUBJECT TO TIEBACK EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, OVER THE EAST 50 FEET OF REVISED PARCEL 17-A, AS DISCLOSED BY DOCUMENT RECORDED MARCH 15, 2005 UNDER RECORDING NO. 20050315001243, RECORDS OF KING COUNTY, WASHINGTON.</div>		<div></div> <div>GENERAL NOTES</div> <div>1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.</div> <div>2. LEGAL DESCRIPTION AND EASEMENTS ARE BASED ON THE SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1013013-WA1, DATED MAY 4, 2020.</div> <div>SURVEY REFERENCES</div> <div>1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON.</div>								
	<div>RECORDER'S CERTIFICATE</div> <div>FILED FOR RECORD THIS ____ DAY OF _____, 20__</div> <div>AT ____ M IN BOOK _____ OF SURVEYS AT PAGE ____ AT THE REQUEST OF THE CITY OF ISSAQUAH.</div> <div>_____ MANAGER</div> <div>_____ SUPT. OF RECORDS</div>	<div></div> <div>DAVID EVANS AND ASSOCIATES INC. 20300 Woodinville Snohomish Rd. NE, Ste A Woodinville Washington 98072 Phone: 425.415.2000</div>	<div>LAND SURVEYOR'S CERTIFICATE</div> <div>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF ISSAQUAH SCHOOL DISTRICT, IN APRIL 2020.</div> <div>_____ CERTIFICATE NO. 33149</div>	<div></div> <div>DATE: _____</div>	<div>PRELIMINARY</div> <div>SHORT PLAT OF REVISED PARCEL 17B, LLA NO. BLA03-004EV CITY OF ISSAQUAH SHORT PLAT NO. SP 20-0000x</div> <table><tr><td>DWN. BY: CPC</td><td>DATE: 8/17/20</td><td>JOB NO. ISDX00000001</td></tr><tr><td>CHKD. BY: DAR</td><td>SCALE: NA</td><td>SHEET: 1 OF 4</td></tr></table>		DWN. BY: CPC	DATE: 8/17/20	JOB NO. ISDX00000001	CHKD. BY: DAR	SCALE: NA
DWN. BY: CPC	DATE: 8/17/20	JOB NO. ISDX00000001									
CHKD. BY: DAR	SCALE: NA	SHEET: 1 OF 4									

LEGAL DESCRIPTION FOR LOT A

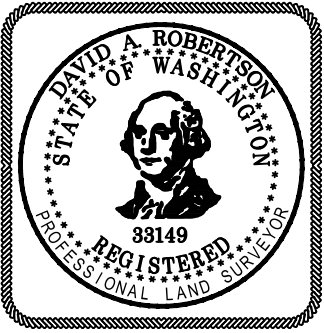
THAT PORTION OF REVISED PARCEL 17B, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL;
THENCE SOUTH 11°42'49" EAST, 416.07 FEET;
THENCE SOUTH 37°15'04" EAST, 304.56 FEET;
THENCE SOUTH 52°44'57" WEST, 7.40 FEET;
THENCE SOUTH 37°15'03" EAST, 60.18 FEET;
THENCE SOUTH 54°16'42" WEST, 53.95 FEET;
THENCE SOUTH 37°17'26" EAST, 7.33 FEET;
THENCE SOUTH 52°42'28" WEST, 22.46 FEET;
THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 66°56'08" WEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 57°25'02", AN ARC DISTANCE OF 125.26 FEET;
THENCE SOUTH 80°28'54" WEST, 5.51 FEET;
THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 64°09'45", AN ARC DISTANCE OF 139.98 FEET;
THENCE SOUTH 52°44'56" WEST, 14.50 FEET;
THENCE NORTH 37°15'04" WEST, 33.00 FEET;
THENCE SOUTH 52°58'04" WEST, 13.97 FEET;
THENCE SOUTH 37°15'38" EAST, 12.75 FEET;
THENCE SOUTH 52°44'22" WEST, 65.88 FEET;
THENCE WESTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 54°41'54", AN ARC DISTANCE OF 47.73 FEET;
THENCE NORTH 72°33'44" WEST, 13.35 FEET;
THENCE NORTH 57°58'45" WEST, 4.50 FEET;
THENCE NORTHERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 80°26'24", AN ARC DISTANCE OF 91.26 FEET;
THENCE NORTH 61°39'44" WEST, 7.28 FEET;
THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 61°32'06" WEST, HAVING A RADIUS OF 77.00 FEET, THROUGH A CENTRAL ANGLE OF 58°53'32", AN ARC DISTANCE OF 79.15 FEET;
THENCE NORTH 46°38'38" WEST, 14.92 FEET;
THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 20°50'56" EAST, HAVING A RADIUS OF 55.30 FEET, THROUGH A CENTRAL ANGLE OF 15°16'15", AN ARC DISTANCE OF 14.74 FEET;
THENCE RADially SOUTH 36°07'11" WEST, 4.95 FEET;
THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 36°07'11" EAST, HAVING A RADIUS OF 60.25 FEET, THROUGH A CENTRAL ANGLE OF 18°40'33", AN ARC DISTANCE OF 19.64 FEET;
THENCE SOUTH 79°34'49" WEST, 14.86 FEET TO THE EAST LINE OF SAID REVISED PARCEL 17-B;
THENCE ALONG SAID EAST LINE, NORTH 02°14'57" EAST, 217.16 FEET;
THENCE NORTHERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 523.50 FEET, THROUGH A CENTRAL ANGLE OF 11°48'41", AN ARC DISTANCE OF 107.92 FEET;
THENCE NORTH 09°33'44" WEST, 188.76 FEET;
THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 83.10 FEET, THROUGH A CENTRAL ANGLE OF 23°02'00", AN ARC DISTANCE OF 33.41 FEET;
THENCE NORTH 32°35'44" WEST, 63.96 FEET;
THENCE NORTHERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 48.00 FEET, THROUGH A CENTRAL ANGLE OF 43°35'44", AN ARC DISTANCE OF 36.52 FEET;
THENCE NORTH 11°00'00" EAST, 149.45 FEET;
THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 53°47'28" EAST, HAVING A RADIUS OF 21.00 FEET, THROUGH A CENTRAL ANGLE OF 38°36'44", AN ARC DISTANCE OF 14.15 FEET;
THENCE NORTH 87°20'58" EAST, 164.68 FEET;
THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 281.50 FEET, THROUGH A CENTRAL ANGLE OF 33°52'19", AN ARC DISTANCE OF 166.42 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR TRACT B

THAT PORTION OF REVISED PARCEL 17B, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

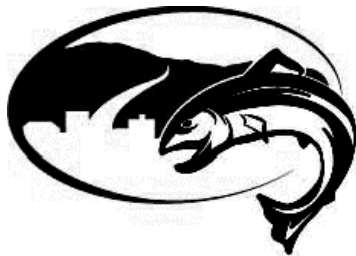
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE ALONG THE EAST LINE THEREOF, NORTH 02°14'57" EAST, 86.01 FEET;
THENCE NORTH 79°34'49" EAST, 14.86 FEET;
THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, THE CENTER WHICH BEARS NORTH 54°47'44" EAST, HAVING A RADIUS OF 60.25 FEET, THROUGH A CENTRAL ANGLE OF 18°40'33", AN ARC DISTANCE OF 19.64 FEET;
THENCE RADially NORTH 36°07'11" EAST, 4.95 FEET;
THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 36°07'11" EAST, HAVING A RADIUS OF 55.30 FEET, THROUGH A CENTRAL ANGLE OF 15°16'15", AN ARC DISTANCE OF 14.74 FEET;
THENCE SOUTH 46°38'38" EAST, 14.92 FEET;
THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 02°38'34" WEST, HAVING A RADIUS OF 77.00 FEET, THROUGH A CENTRAL ANGLE OF 58°53'32", AN ARC DISTANCE OF 79.15 FEET;
THENCE SOUTH 61°39'44" EAST, 7.28 FEET;
THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, THE CENTER WHICH BEARS SOUTH 67°32'22" EAST, HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 80°26'24", AN ARC DISTANCE OF 91.26 FEET;
THENCE SOUTH 57°58'45" EAST, 4.50 FEET;
THENCE SOUTH 72°33'44" EAST, 13.35 FEET;
THENCE EASTERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 54°41'54", AN ARC DISTANCE OF 47.73 FEET;
THENCE NORTH 52°44'22" EAST, 65.88 FEET;
THENCE NORTH 37°15'38" WEST, 12.75 FEET;
THENCE NORTH 52°58'04" EAST, 13.97 FEET;
THENCE SOUTH 37°15'04" EAST, 33.00 FEET;
THENCE NORTH 52°44'56" EAST, 14.50 FEET;
THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 54°38'38" EAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 64°09'45", AN ARC DISTANCE OF 139.98 FEET;
THENCE NORTH 80°28'54" EAST, 5.51 FEET;
THENCE NORTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 57°25'02", AN ARC DISTANCE OF 125.26 FEET;
THENCE NORTH 52°42'28" EAST, 22.46 FEET;
THENCE NORTH 37°17'26" WEST, 7.33 FEET;
THENCE NORTH 54°16'42" EAST, 53.95 FEET;
THENCE NORTH 37°15'03" WEST, 60.18 FEET;
THENCE NORTH 52°44'57" EAST, 7.40 FEET TO THE WEST LINE OF SAID REVISED PARCEL 17-B;
THENCE ALONG SAID WEST LINE, SOUTH 89°12'49" EAST, 76.33 FEET;
THENCE SOUTH 00°47'11" WEST, 195.89 FEET;
THENCE NORTH 89°12'49" WEST, 626.52 FEET TO THE POINT OF BEGINNING.



DATE:



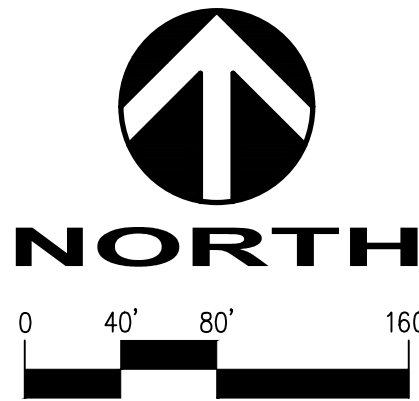
**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd. NE, Ste A
Woodinville Washington 98072
Phone: 425.415.2000



CITY OF
ISSAQUAH
DEVELOPMENT SERVICES

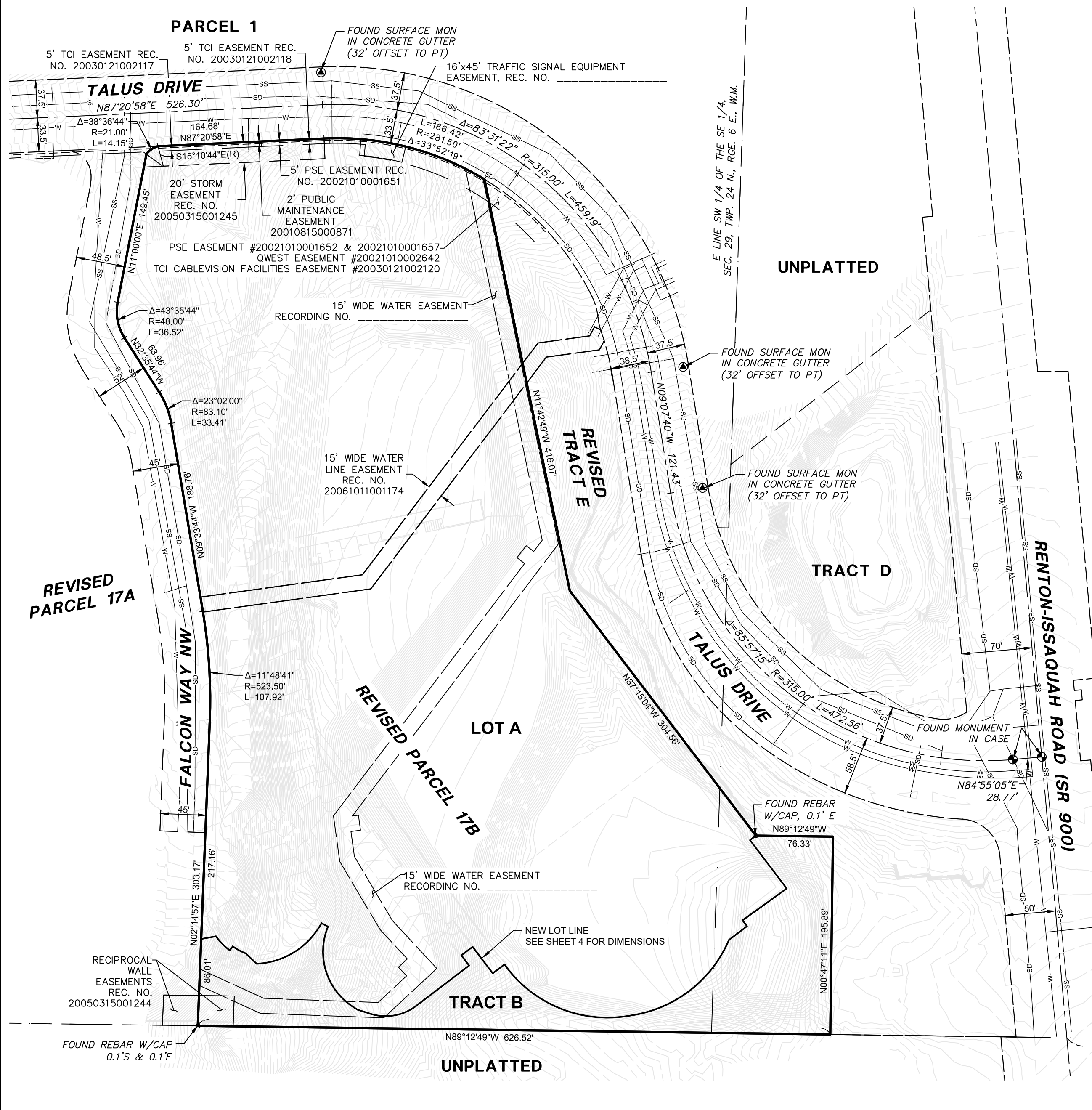
PRELIMINARY

SHORT PLAT NO. : SP 20-0000x



SCALE: 1" = 80'

BASIS OF BEARINGS: WASHINGTON
NORTH ZONE NAD '83 (TALUS DIV. A
VOL 201, PGS 38-50)



NOTE

TOPOGRAPHY SHOWN HEREON WAS COMPLETED IN DECEMBER OF 2018.

AREAS

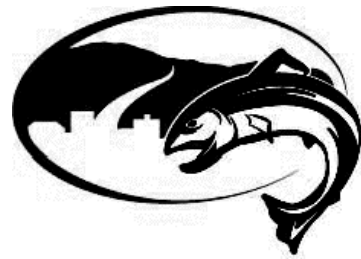
AREA OF 17-B BOUNDARY = 390,464± SQ. FT., 8.964 ACRES
SHORT PLAT LOT A = 350,465± SQ. FT., 8.046 ACRES
SHORT PLAT TRACT B = 40,000± SQ. FT., 0.918 ACRES



DATE:



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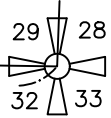
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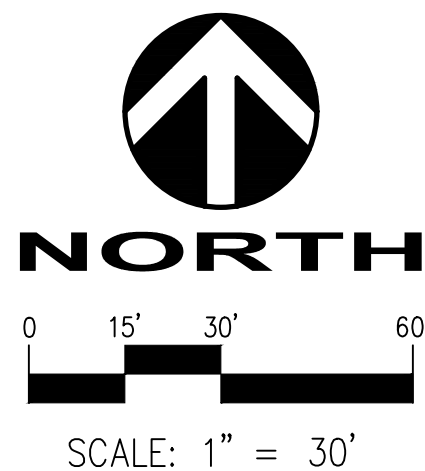
SHORT PLAT NO. : SP 20-0000x

SHEET 3 OF 4

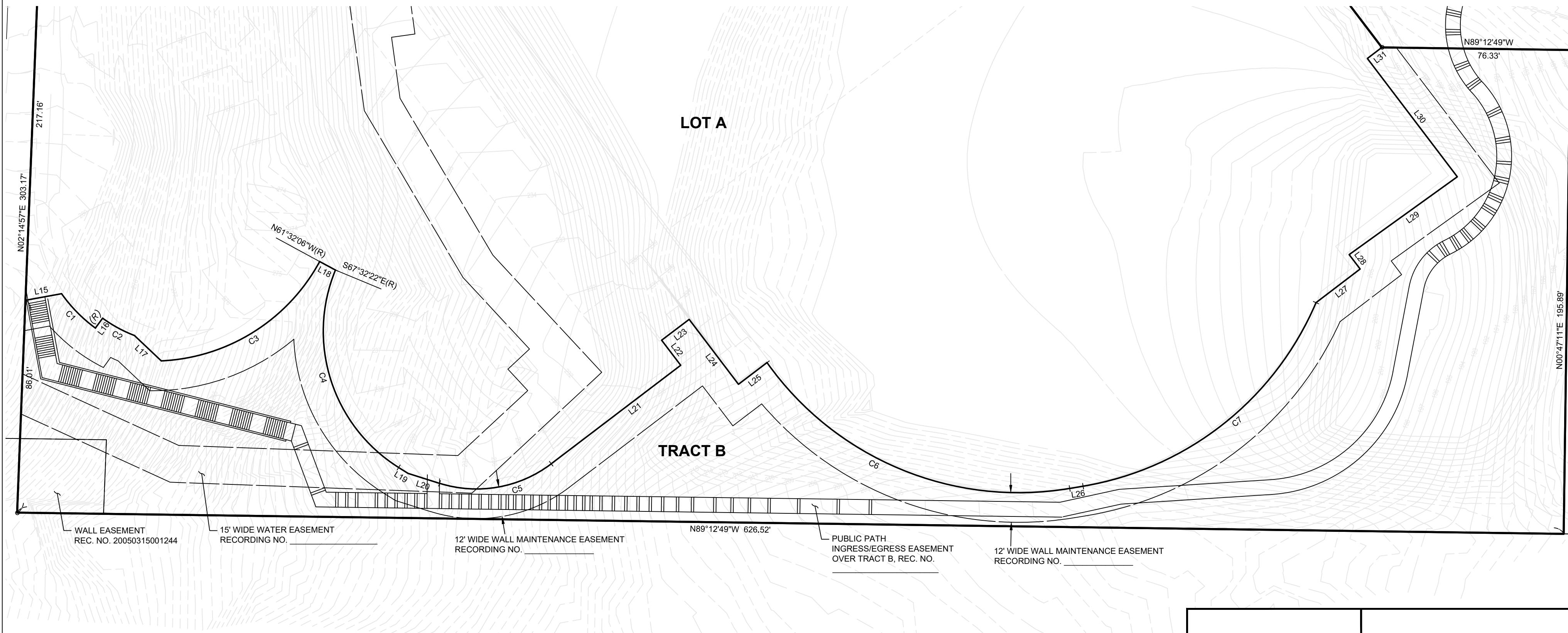
Job No.
ISDX00000001

980' ± (REC.
NO. 1011696)
(K.C. ENGR.
FIELD NOTES)
979.36'
MEASURED





BASIS OF BEARINGS: WASHINGTON
NORTH ZONE NAD '83 (TALUS
DIV. A VOL 201, PGS 38-50)



LINE TABLE		
LINE	BEARING	LENGTH
L15	N79°34'49"E	14.86'
L16	N36°07'11"E	4.95'
L17	S46°38'38"E	14.92'
L18	S61°39'44"E	7.28'
L19	S57°58'45"E	4.50'
L20	S72°33'44"E	13.35'
L21	N52°44'22"E	65.88'
L22	N37°15'38"W	12.75'
L23	N52°58'04"E	13.97'
L24	S37°15'04"E	33.00'
L25	N52°44'56"E	14.50'
L26	N80°28'54"E	5.51'
L27	N52°42'28"E	22.46'
L28	N37°17'26"W	7.33'

LINE TABLE		
LINE	BEARING	LENGTH
L29	N54°16'42"E	53.95'
L30	N37°15'03"W	60.18'
L31	N52°44'57"E	7.40'

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	18°40'33"	19.64'	60.25'
C2	15°16'15"	14.74'	55.30'
C3	58°53'32"	79.15'	77.00'
C4	80°26'24"	91.26'	65.00'
C5	54°41'54"	47.73'	50.00'
C6	64°09'45"	139.98'	125.00'
C7	57°25'02"	125.26'	125.00'

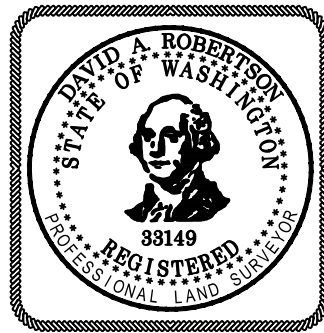
TRACT B NOTES

THE PURPOSE OF TRACT B IS TO PUT THE TRAIL AND COMMUNITY OPEN SPACE AMENITIES IN THEIR OWN TRACT. TRACT B IS TO BE RESERVED FOR THESE PURPOSES ONLY AND IS NOT TO BE FURTHER DEVELOPED IN THE FUTURE WITH SCHOOL-RELATED USES.

TRACT B SHALL BE OWNED AND MAINTAINED BY THE ISSAQUAH SCHOOL DISTRICT NO. 411.

THE PUBLIC PATH INGRESS/EGRESS EASEMENT OVER TRACT B IS FOR THE PURPOSE OF PROVIDING ACCESS TO THE PUBLIC OVER AND UPON THE TRAIL IN TRACT B.

THE WALL MAINTENANCE EASEMENT IN TRACT B IS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF WALLS AND FOOTINGS.



DATE:



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**CITY OF
ISSAQUAH**
DEVELOPMENT SERVICES

PRELIMINARY

SHORT PLAT NO. : SP 20-0000x

SHEET 4 OF 4

Job No.
ISDX00000001